stantial and proper manner. The peculiar traffic and the requirements of an establishment of this description render it essential that it should be constructed in the best manner; and the economical working and success of the institution depend greatly upon the adaptation of suitable machinery and fitting.

The contract for the establishment to be erected in the parish of St. Margaret, and St. John, Westminster, which will contain 64 first and second class baths, 60 washing compartments, 60 separate horses in drying chambers, 16 ironing compartments, 2 large plunge baths (first and second class), boiler-room and engineer's workshop, and dwelling-rooms for the superintendent and matron—is (with machinery) for the sum of 7,500*l*. To this must be added 1,500*l*. for fittings, furniture, towels, &c., required before the baths can be opened to the public — making together a sum of 9,000*l*., exclusive of the cost of the ground,* the value of which is so dependent on the locality, that it is excluded from the calculation: it may, however, be safely estimated on an average as forming a charge of 1,500*l*., making the total cost of such an establishment 10,500*l*.

The committee have published some "Suggestions for Building and Fitting up Parochial Establishments," which parties who desire to avail themselves of the Act 9 & 10 Vict. c. 74, "to Encourage the Establishment of Public Baths and Washhouses," † should obtain. The committee point out that the site chosen for the building should be in a *good thoroughfare*, having entrances from two streets if possible.

The building ought not, at first, to be too large, but, as we have said, should be so arranged as to be capable of enlargement. For a district containing a population of 80,000 or 100,000 persons, it will be more advantageous to provide two establishments. If a sufficiently large site can be obtained, it is desirable to construct the baths and washhouses with the waiting-rooms upon the ground-floor. The building, with its machinery and fittings, should be constructed with the best materials and workmanship—plain, but strong—suited to the class it is intended to accommodate, and with a due regard to ventilation, light, and order.

They consider it would be false economy to make a saving in the expense of construction at the risk of requiring a single additional attendant: and that it is true economy to spend 300*l*. at the outset, to save the services of a single bath-attendant.

Too much importance can hardly be attached to obtaining the best valve, or cock, for the supply of the water to, and its withdrawal from, the baths. In the summer, when it is difficult to accommodate the bathers, one minute saved in filling, and one in emptying a bath, will, upon 1,000 baths, be equal to an addition of four baths, for eight hours each, to the establishment, producing, when fully employed, 16*s*. per diem.

The cost of fuel depends greatly on the perfection of the apparatus. That cost, at one of the earliest establishments, with coals at 12*s*. per ton, has been about 75*s*. per 1,000 warm baths; while at the Model Establishment, with small coals at 10*s*. per ton, it has been about 14*s*. per 1,000 warm baths.

The following comparative statement will serve to show the development of the practice of bathing, and the extent to which the people avail themselves of the provision of the means of that essential condition, cleanliness of person, which is afforded to them. The receipts prove that the price paid for the baths (warm baths, first-class, 6d.; second-class, 2d.: cold baths, first-class, 3d.; second-class, 1d.), small as it is, covers all expenses incidental to their maintenance, and will *eventually* prove a source of considerable income.

The *Bath Department* consists of ninety-four first and second class baths: and here we see the attendances and payments during three years:—

	Quarter ending	Number of Bathers	Receipts. £ s. d.
First Year, 1849.	March	6,798	70 12 2
	June	12,308	178 10 2
	September	18,444	224 15 6
	December	8,084	100 11 11
	Total	45,634	574 9 9
Second Year, 1850.	March	11,668	161 16 6
	June	34,279	455 0 6
	September	47,712	610 0 6
	December	14,423	197 14 1
	Total	108,082	1344 10 10
Third Year, 1850.	March	17,840	246 1 4
	June	56,678	679 8 8
	September	69,941	857 0 0
	December	21,480	295 13 1
	Total	165,919*	2077 3 7

* Two-thirds of these were second class.

Of the bathers, there were in 1849, 4,695 women, and in 1850, 10,589.

In the washhouse and drying department there are forty-two washing compartments in work. On the 1st January, 1850, the present tariff of charges, 1d. for each of the first two hours, and 1d. for each half-hour afterwards, was adopted. At first, so strong was the prejudice against "washing in public," as it was called, that few women (when the dense population of Whitechapel is considered) availed themselves of the accommodations provided. The advantages to be derived are, however, gradually becoming better known and appreciated by the working classes; and the rate of progress is now satisfactory, as the following table will show:—

1850 Quarter ending	Number of Washers.	Number of Hours Washing.	Receipts. £ s. d.
June	2,449	5,730	32 15 3
September	3,910	8,018	41 16 3
December	7,988	17,970	97 14 4

The average time occupied by each woman has been two hours and a half, at a cost of 3d., exclusive of time and soap. The temperature of the drying chamber in which the clothes are placed to dry is above 220 degrees.*

The engraved illustrations which we give will explain themselves. The plunge bath joins on to the main building at A A; but we were unable to draw it on the same page without adopting a smaller scale for the whole, which we thought undesirable.

Without repeating the description of the building already given, we may briefly mention that the main area covered is 130 feet long by 81 feet wide. Beneath the baths on the north side is a large reservoir, the walls of which are tied together by iron rods, and rendered with seyssel asphalte. The roof is of iron, framed in divisions. The floor is of slate. Each bath is surrounded by slate partitions of a sufficient height, and covered in at the top with galvanised gauze. Turning the same handle to points marked on a plate supplies hot water, or cold water, or empties the bath, by means of a "three-way" cock. The baths are sunk in the ground, and are made of cast-iron.

Mr. P. P. Baly was, as our readers know, the architect, and Messrs. Piper were the contractors.

We objected strongly, when the building was completed, to the ugly shell in which the committee have encased their valuable kernel, and we have reason to believe that our remarks were not without effect on the exterior appearance of the other establishments which have followed.

We will only say, further, that the institution is always open for the inspection of visiters; and that the accounts, the cost of the building, the receipts, and the expenditure, may be seen by an application to the active and intelligent assistant secretary, Mr. Woolcott, at the committee room, in Exeter Hall, Strand.

There can be no doubt that public baths and laundries will produce important benefits to all classes, and we hope to see them springing up in all our towns, properly built and efficiently managed.

* The ground at Goulston-square cost 1,300*l*., with a ground-rent of 50*l*. per annum, for 99 years; at St. Martin's, a rent of 92*l*. per annum is paid to the Commissioners of Woods and Forests; at Hull it has cost 1,800*l*.; at Bristol, the ground has been given by the Corporation; and at Westminster, including a house for the superintendent, it will cost 3,500*l*.

† Copies of this Act and the subsequent Act, 10 & 11 Vict. c. 61, may be obtained at the Committee Room, 5, Exeter Hall.

* See The Builder, December 7th, 1850, for the details, and the time occupied in drying, &c. The mode of constructing drying-closets has been fully discussed in our pages.

PROFESSOR COCKERELL'S THIRD LECTURE ON ARCHITECTURE.

In pursuance of the proposal, in a preceding lecture, to give a short analysis of the writings left us by the great masters of antiquity, who ought to be worshipped as the fathers of the noble art of architecture, reference was made by the Professor to the writings of Vitruvius, Serlio, and De Lorme, which formed the subject of the last lecture. In continuation of the latter able author, it would be found that he had especially treated of roofs on the circular principle, with cross joints: the cross joining of short pieces was elucidated by diagrams exhibited. These were on the same principle as the transept roof of the building in Hyde-park for the Great Exhibition, and this experiment had now to be tested by experience, the span of it being 72 feet, being within 4 feet the same as the span of Westminster Hall. Alberti says, "The great writers are too little studied, because we run after the whims of the moderns." Balthasar Peruzzi had proved that he was not only an excellent painter, but that he was great in perspective—he also was worthy of study. We were apt to neglect those great men, as old fashioned, whose works were called obsolete, mostly because we had no good translations of their writings. In the midst of practice we should not forget that this is a learned art, and must be guided by the great masters. The mission of an architect was to direct the builder, and he should be superior to him in all theory. Socrates says, "If you mean to be an architect, you want many books." Yet not one in ten of the present practitioners ever read the works of the great masters who had preceded them. In the 11th chapter of the 3rd book of Philibert de Lorme, the precise mode of making concrete was given in detail; yet, in ignorance of this, concrete was boasted as a modern invention. Ware, who published a valuable book, had certainly never read De Lorme, as he says nothing about concrete. On the contrary, when William the Dutchman came to England, the fashion of laying founda-

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